

**City of San Antonio  
BOARD OF ADJUSTMENT**

City Council Chambers  
1<sup>st</sup> Floor, Municipal Plaza Building  
103 Main Plaza

**December 16, 2002**  
Monday 1:00 P. M.

Board of Adjustment Members

|                                |                               |
|--------------------------------|-------------------------------|
| Vacant – District 1            | Jesse Zuniga – District 6     |
| Oscar R. Williams – District 2 | Yolanda Arellano – District 7 |
| Jesse Jenkins – District 3     | Abe Ramirez – District 8      |
| Hervey Duron – District 4      | Vacant – District 9           |
| Laura Lizcano – District 5     | Lisa Musial – Mayor           |
| Vacant – District 10           |                               |

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Election of Offices

V. Scheduled Cases:

|                   |  |
|-------------------|--|
| CASE NO. A-02-187 | Gilbert & Alicia Mendoza Jr., 4918 Bartmer   |
| CASE NO. A-02-189 | Joe Cantu, 924 San Patricio  |
| CASE NO. A-02-190 | Continental Homes, 9243, 9239,9235,9231,9227,9223,<br>9219,9215,9211,9207, and 9203 Bristow Bend, 8230, 8234, and 8231<br>Maloy Manor, 8230, 8219,8215,8211,8207, and 8203 Aldon Woods |
| CASE NO. A-02-192 | Barbara Favors representing Daniel Luna, 1124 Hortencia Ave.   |
| CASE NO. A-02-193 | Sharon Daley, 514 and 516 E Carson St.   |
| CASE NO. A-02-194 | Sharon Daley, 515 and 517 Colita   |
| CASE NO. A-02-195 | Dennis Fewell representing Tom and Grace Poe, 20514 Oak Farm   |

- VI. Staff recommendation and approval for a Master Sign Plan for Northwoods at Bexar Crossing & US 281 N.
- VII. Consider approving the Minutes of November 18, 2002.
- VIII. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:  
[www.sanantonio.gov/bldginsp/BOA.htm](http://www.sanantonio.gov/bldginsp/BOA.htm)

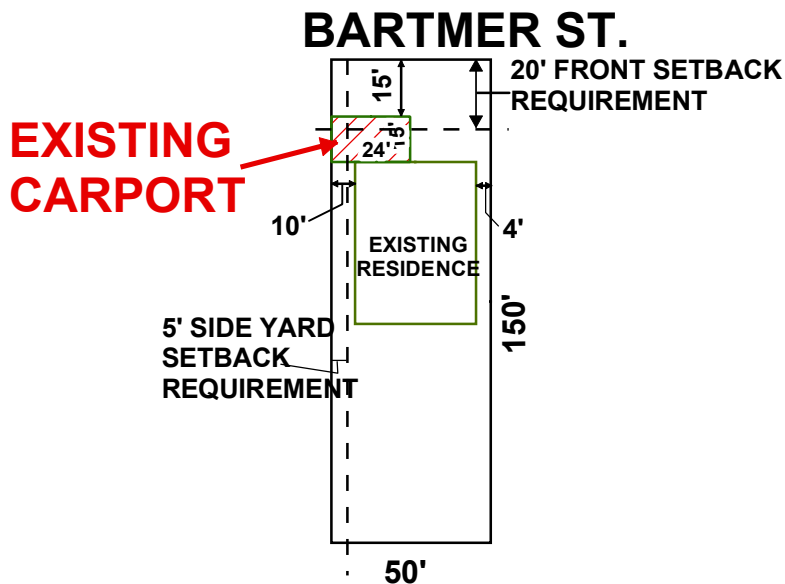
|   |
|---|
| <p>This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.</p> |
|---|

**CASE NO. A-02-187**

**Gilbert Mendoza Jr. represented by Joe A. Gamez  
Lot 5, Block 5, New City Block 11470  
4918 Bartmer St.  
Zoned: "R-5" Residential Single Family District**

**The applicant requests a variance for an existing carport that exceeds the minimum allowed front and side yard setback requirements.**

**The Development Services Department could not issue this permit because Section 35-310.1 (b) of the Unified Development Code requires a 20' front yard setback and a 5' side yard setback.**



NOT TO SCALE

**A-02-187**

**PLOT PLAN**

**CASE NO. A-02-189**

**Mr. Joe Cantu**

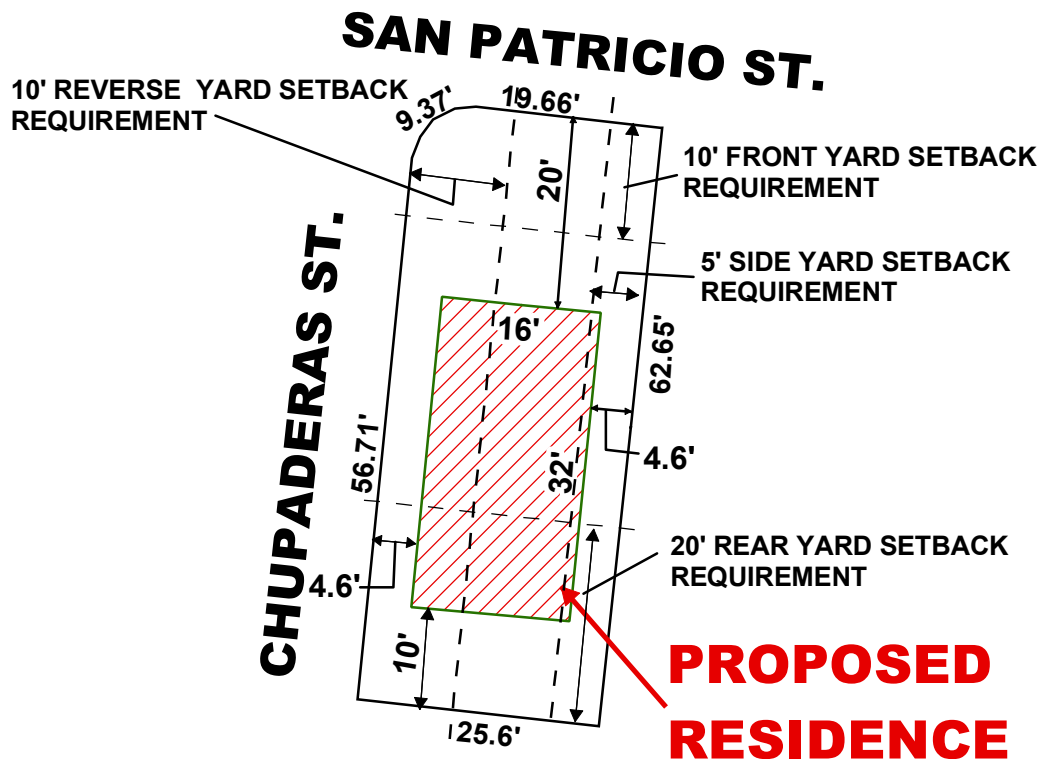
**N 56.71' of the W 19.66' of Lot 25, Block 4, New City Block 2458**

**924 San Patricio St.**

**Zoned: “R-4” Residential Single-Family District**

**The applicant requests a variance to construct a single family residence on property that does not meet minimum area requirements.**

**The Development Services Department could not issue this permit because Section 35-310-1 of the Unified Development Code requires a lot size minimum of 4000 sq. feet.**



**NOT TO SCALE**

**A-02-189**

## PLOT PLAN

## CASE NO. A-02-190

Continental Homes represented by Chris Martinez

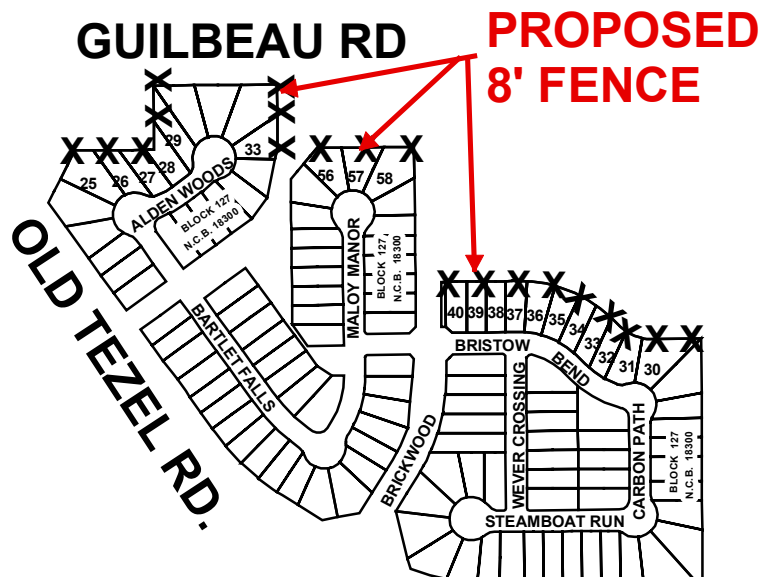
Lots 30-40, Block 128, New City Block 18300, Lots 56-58, Block 127, New City Block 18300 and Lots 25-29 and Lot 33, Block 127, New City Block 18300

9200 Bristow Bend, 8200 Maloy Manor, 8200 Aldon Woods

Zoned: "R-5" Residential Single-Family District

The applicant requests a variance to erect an 8' fence on the rear property lines.

The Development Services Department could not issue this permit because Section 35-514 (c) (1) of the Unified Development Code requires a 6' fence on the property lines within the rear yard setbacks.



NOT TO SCALE

A-02-190

PLOT PLAN

**CASE NO. A-02-192**

**Daniel Luna**

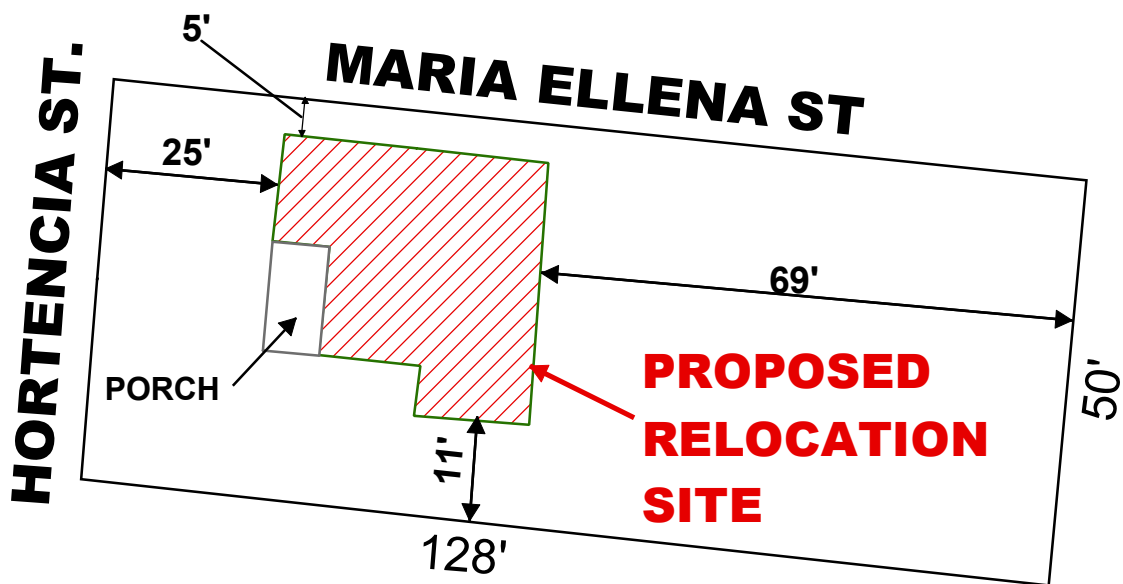
**Lots 29-30, Block 9, New City Block 7495**

**1124 Hortencia Ave.**

**Zoned: "MF-33" Multi-Family District**

**The applicant requests a Special Exception to relocate a structure from 11310 S. Zarzamora St. to 1124 Hortencia Ave.**

**The Development Services Department could not issue this permit because Section 35-389 of the Unified Development Code requires the request to meet Special Exceptions to move or relocate any structure.**



NOT TO SCALE

**A-02-192**

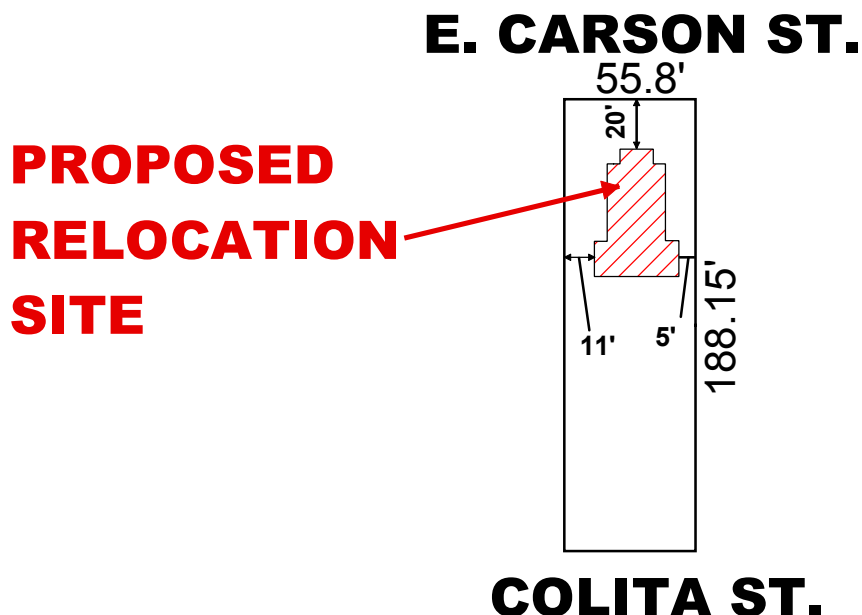
**PLOT PLAN**

**CASE NO. A-02-193**

**Sharon Daly  
Lot 4, New City Block 1263  
512 E. Carson  
Zoned: "H MF-33" Historic Multi-Family District**

**The applicant requests a Special Exception to relocate a structure from 201-203 Mason St. to 512 E. Carson**

**The Development Services Department could not issue this permit because Section 35-389 of the Unified Development Code requires the request to meet Special Exceptions to move or relocate any structure.**



NOT TO SCALE

**A-02-193 PLOT PLAN**

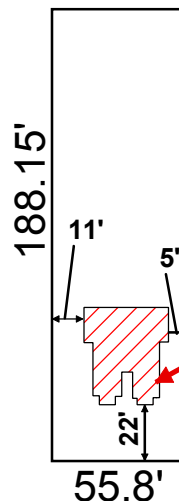
**CASE NO. A-02-194**

**Sharon Daly  
Lot 4, New City Block 1263  
512 E. Carson  
Zoned: "H MF-33" Historic Multi-Family District**

**The applicant requests a Special Exception to relocate a structure from 205-207 Mason St. to 512 E. Carson**

**The Development Services Department could not issue this permit because Section 35-389 of the Unified Development Code requires the request to meet Special Exceptions to move or relocate any structure.**

**E. CARSON ST.**



**PROPOSED  
RELOCATION  
SITE**

**COLITA ST.**



NOT TO SCALE

**A-02-194**

**PLOT PLAN**



**CASE NO. A-02-195**

**Tom Poe – Dennis Fewell**

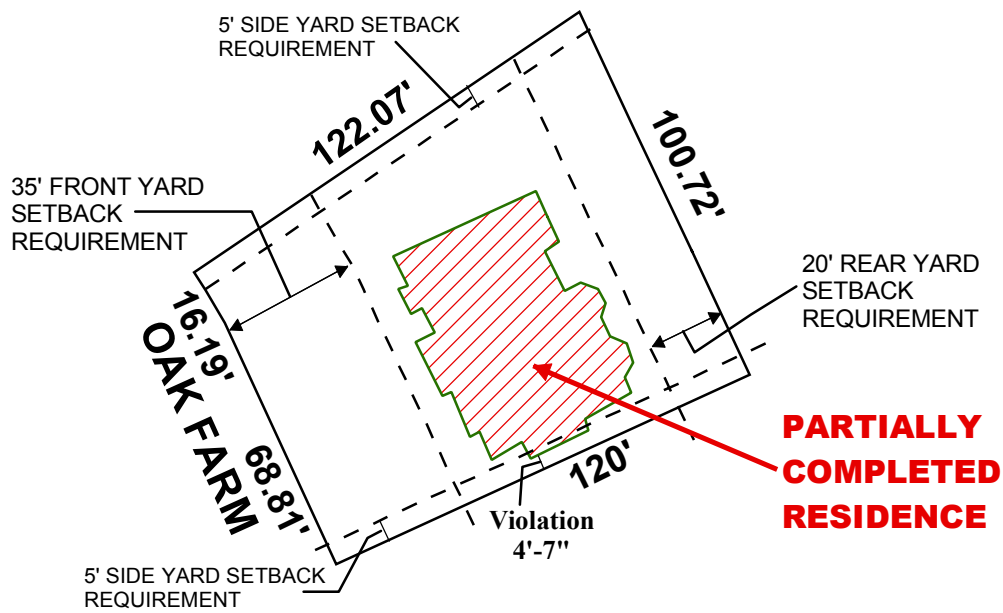
**Lot 14, Block 3, New City Block 17602**

**20514 Oak Farm**

**Zoned: "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District**

**The applicant requests a variance for existing home structure that encroaches the side yard setback requirement**

**The Development Services Department could not issue this permit because Section 35-310-1**



NOT TO SCALE

**A-02-195**

**PLOT PLAN**